

**Village of Germantown Hills
216 Holland Road, Village Hall
Germantown Hills, IL 61548
309-383-2209
www.germantownhillsillinois.org**

Planning Commission Meeting Minutes

October 20, 2014 6:00 p.m.

1. Call to Order/Roll Call/Minutes Approval

Jim Willerton called the meeting to order at 6:00 pm and roll call was taken.

Commissioner	Roll Call	1	2	3	4	5
Jim Willerton - Chair	Present	P	Y	Y		
John Taylor	Absent	-	-	-		
Bill Waters	Present	Y	Y	Y		
Steve Rudolph	Present	Y	Y	Y		
Scott Kramer	Present	Y	Y	Y		
Sean Mullins	Absent	-	-	-		
Ken Beschorner	Present	Y	Y	Y		

a. September 15, 2014 Minutes

A motion was made by Steve Rudolph to approve the September 15, 2014 meeting minutes. The motion was seconded by Bill Waters. **Motion passed #1.**

2. Discussion and Recommendation to the Village Board on an Ordinance regarding the Demolition of Buildings.

The Planning Commission reviewed the draft demolition ordinance with the changes on the bonding and party wall language. Ken Beschorner had some additional comments and questions. The Clerk will check on clarification on the bonding amounts and the expiration date of the permit to make sure there are no contradictions. They also still would like language added that if the property is in litigation the time limitation can be modified. The Clerk will check with the attorney on the definition of a demolition versus disassembling a structure and whether or not there should be something concerning condemnation in the ordinance.

A recommendation from the Planning Commission to the Village board will be deferred until the changes can be made for a final review at their November meeting.

The Planning Commission agreed to reschedule their meeting in November from the 17th to the 10th so their meeting will be before the Village Board meeting in November.

3. Discussion and Recommendation on Residential Zoning Code Amendments

The Clerk explained that the Village board wanted the Planning Commission to look at residential setbacks for the whole Village and make a recommendation. The Planning Commission looked at other community area setback requirements to see how they compare

to the Village requirements. The Planning Commission discussed and felt the Village's current setbacks are sufficient for the bigger lots in the newer subdivisions but the smaller older lots should have a reduction on the side yard setbacks.

A motion was made by Ken Beschorner to recommend a 10' sideyard setback on all lots 80' or less measured at the 30' front yard setback line. The motion was seconded by Steve Rudolph. **Motion passed #2.**

4. Public Comments/Updates

The Planning Commission reviewed the Village board minutes and discussed community happenings.

5. Adjournment

A motion was made by Steve Rudolph to adjourn the meeting at 6:49 p.m. The motion was seconded by Bill Waters. **Motion passed #3.**

Ann Sasso, Village Clerk